

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

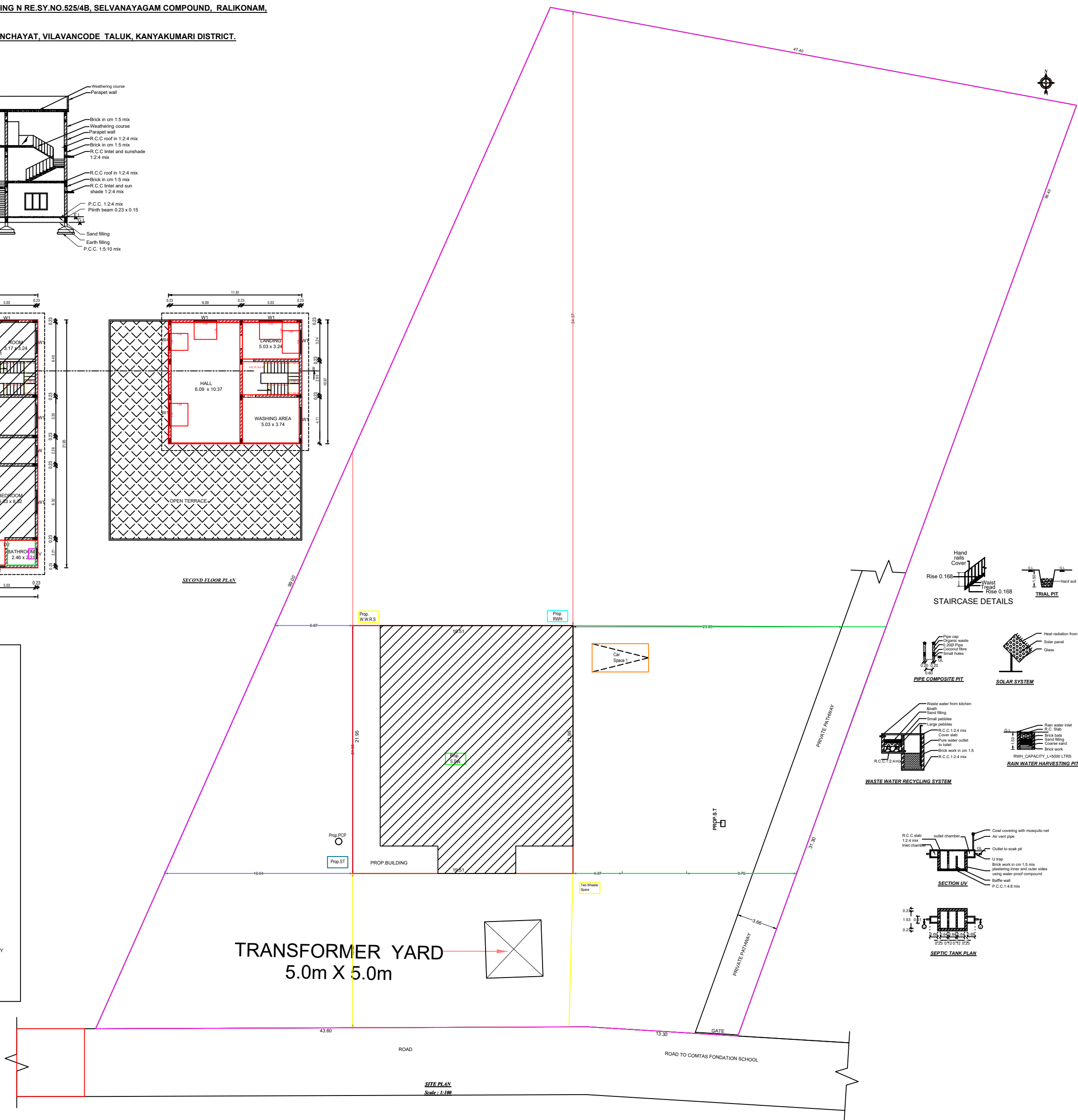
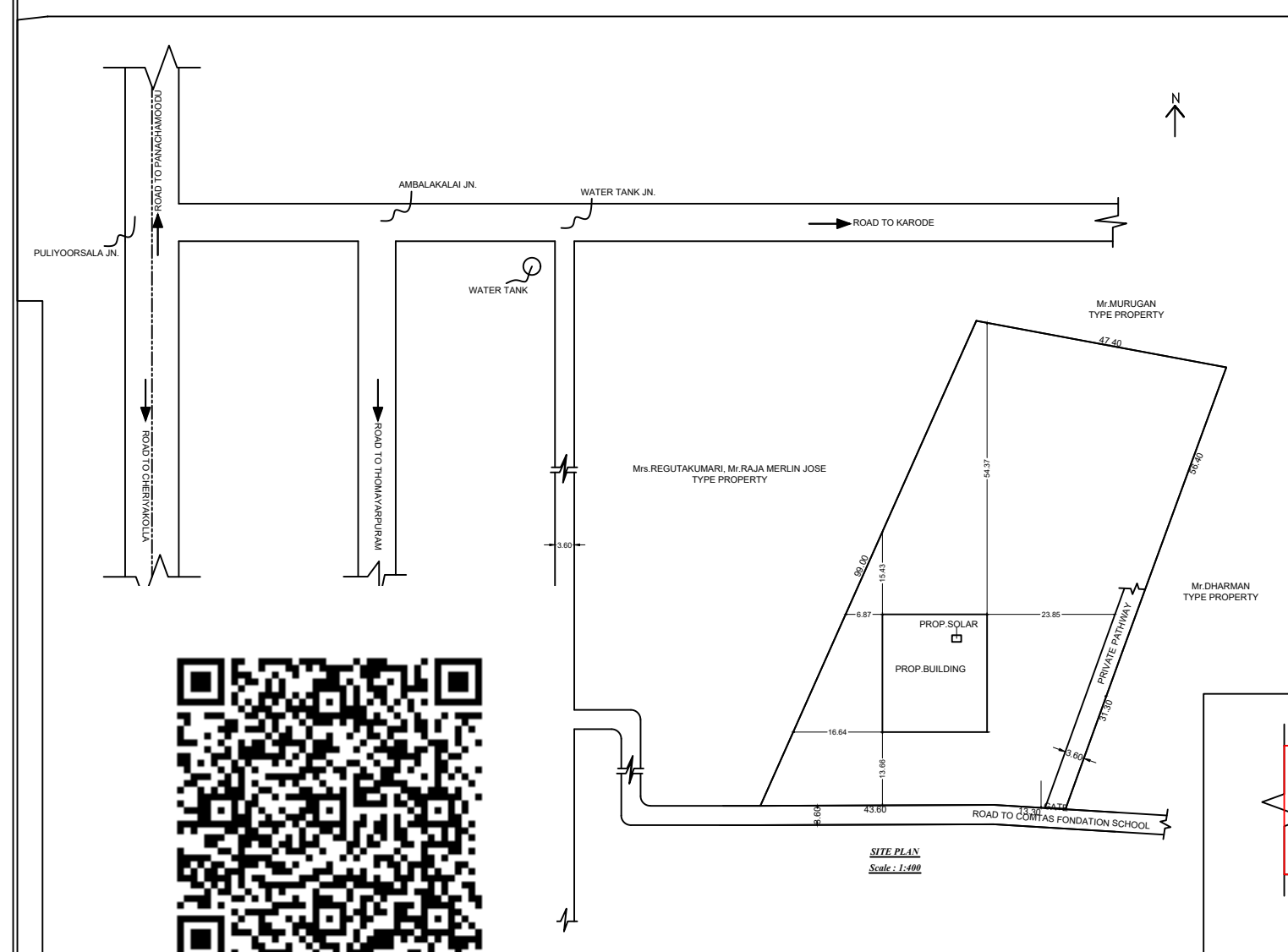
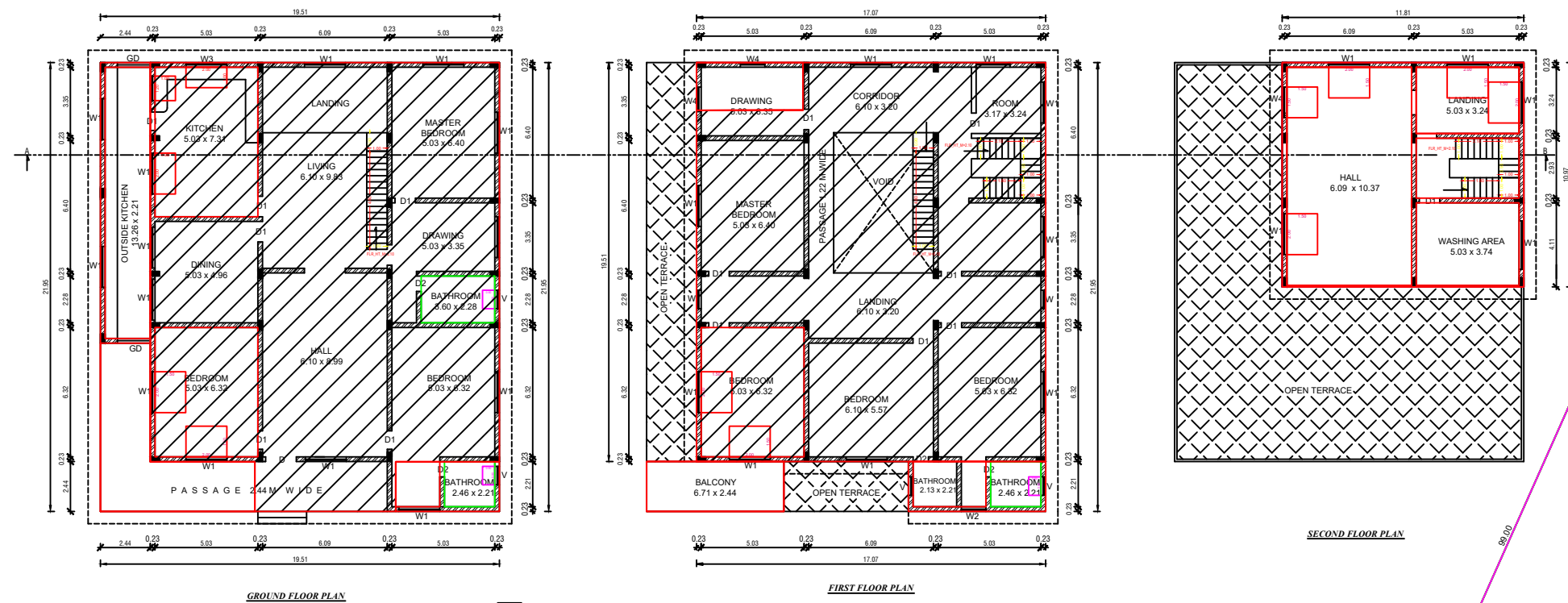
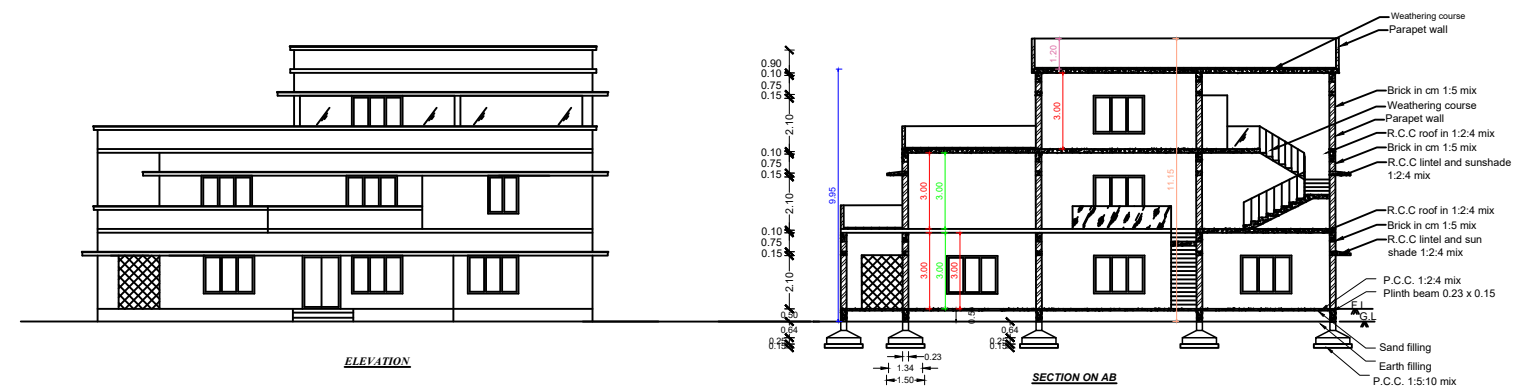
ISSUING AUTHORITY

Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

APPLICANT BY: Mr. S.JOHN JOSEPH , S/O.Mr.SELVANAYAGAM



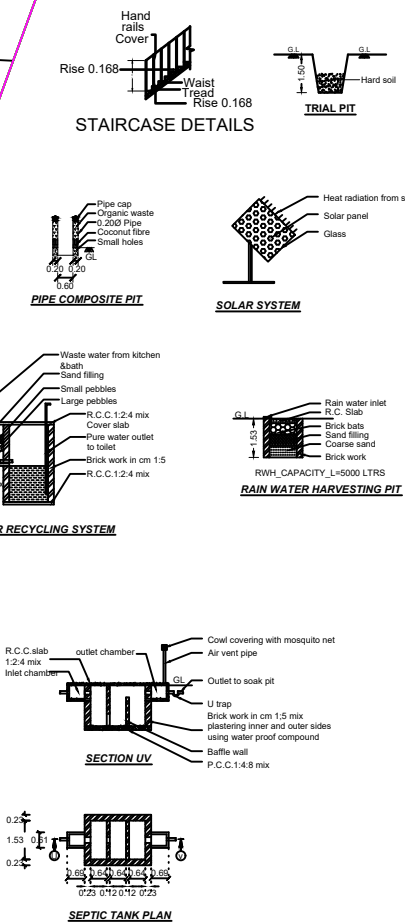
PLINTH AREA - ALREADY APPROVED		
SITE AREA	112.430 Cent	4549.88 Sq.m
PLINTH AREA		
GROUND FLOOR	349.92 Sq.m	3765.14 Sq.ft
FIRST FLOOR	320.83 Sq.m	3452.13 Sq.ft
TOTAL	670.75 Sq.m	7217.27 Sq.ft
FLOOR AREA		
GROUND FLOOR	336.12 Sq.m	3616.65 Sq.ft
FIRST FLOOR	307.32 Sq.m	3306.76 Sq.ft
TOTAL	643.44 Sq.m	6923.41 Sq.ft
VACANT AREA	4200.12 Sq.m	45193.29 Sq.ft

ACTUAL PLINTH AREA		
SITE AREA	112.430 Cent	4549.88 Sq.m
PLINTH AREA		
GROUND FLOOR	428.16 Sq.m	4608.71 Sq.ft
FIRST FLOOR	365.71 Sq.m	3936.50 Sq.ft
SECOND FLOOR	129.55 Sq.m	1394.48 Sq.ft
TOTAL	923.42 Sq.m	9939.69 Sq.ft
FLOOR AREA		
GROUND FLOOR	369.25 Sq.m	3974.61 Sq.ft
FIRST FLOOR	269.29 Sq.m	2898.64 Sq.ft
SECOND FLOOR	105.63 Sq.m	1137.00 Sq.ft
TOTAL	744.19 Sq.m	8010.25 Sq.ft
VACANT AREA	4121.72 Sq.m	44366.19 Sq.ft

PLINTH AREA - TO BE APPROVED		
SITE AREA	112.430 Cent	4549.88 Sq.m
PLINTH AREA		
GROUND FLOOR	78.24 Sq.m	842.18 Sq.ft
FIRST FLOOR	44.88 Sq.m	483.09 Sq.ft
SECOND FLOOR	129.55 Sq.m	1394.48 Sq.ft
TOTAL	252.67 Sq.m	2719.75 Sq.ft
FLOOR AREA		
GROUND FLOOR	33.13 Sq.m	356.61 Sq.ft
FIRST FLOOR	(38.03) Sq.m	(409.35) Sq.ft
SECOND FLOOR	105.63 Sq.m	1137.00 Sq.ft
TOTAL	100.73 Sq.m	1084.26 Sq.ft
VACANT AREA	4121.72 Sq.m	44366.19 Sq.ft

REF	DESCRIPTION	SIZE
D	DOOR	1.40 x 2.10
D1	DOOR	1.06 x 2.10
D2	DOOR	0.75 x 2.10
W1	WINDOW	2.00 x 1.50
W2	WINDOW	1.00 x 1.50
W3	WINDOW	2.00 x 1.20
W4	WINDOW	1.20 x 1.50
G0	GRILL	1.50 x 2.10
V	VENTILATION	0.90 x 0.45

PLAN INFO
PLOT AREA, M2=6549.88
AL PLN=661143
HWR PLN=6549.88
SL PKW DOCUMENT=040188
ROAD WIDTH=6.00
AVG PLOT WIDTH=41.60
AVG PLOT PERIM=99.00
ROAD LENGTH=100.00
AREA TYPE=OTHERS
SURVEY, M2=525.48
PATA, NO=1617
TIEPOINT=VILVANDUONE
JUNCTION, TYPE=PARALLEL
SINGLE, FAMILY, RDG=YES
CROSS APPROACH=NO
CROSS, SURVEY, RETAIN=RETAIN
PREMIUM, FS, REQUEST=NO
CROSS, SURVEY, OR, SURFACE=NO
APPROVED, LAYOUT=NO
ORGANIZATION, TYPE=PRIVATE
CRZ, NO=0
LAND USE_ZONE=RESIDENTIAL
PLOT, NO=0
DISTRICT=KARAYANUMARI
IS, SWARNING, PLOT, EXIST=NO
DECLARED, YES
IF, HERITAGE, ZONE, LESS THAN, 1 KM, RADII=NO



FOR OFFICE USE

PARKING CALCULATION ACCORDING IN TNCDBR 2019

FLOOR AREA ABOVE 75 Sq.m - 1 CAR SPACE / 75 Sq.m

TOTAL FLOOR AREA OF BUILDING = 744.19 Sq.m

NUMBER OF CARS = $744.19 / 75 = 9.92$ NO'S SAY IT AS 10 NO'S

SIGNATURE OF THE OWNER



R. JEGAN LAL D.C
RE: 11/2024(Gr.III)
Consulting Engineers
Licenced Building Surveyor
Ph. 8903669375, 6379939099

SIGNATURE OF THE ENGINEER

DESIGNED BY:
Er. RAMCHAND.M.T +91-9489492977.



PERSPECTIVE
DESIGN STUDIO
KULASEKHARAM
perspectivedesignstudio.07@gmail.com

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

